

ZONING HEARING BOARD MEETING

SUMMARY

November 3, 2025

The Zoning Hearing Board of Bethel Park came to order at 7:30 pm.

ROLL CALL: Present: Duff, Dzura, Gray, Kanon, Koch, Stewart, Willetts
Also Present: Vince Kelly, Steve Regan, Kim Strnisa

APPROVAL OF SUMMARY:

1. Mr. Willetts asked if there were any changes, additions, corrections and/or deletions to the summary of the September 2, 2025 meeting. There were none.

Mr. Koch made a motion to approve the minutes. The motion was seconded by Mr. Duff. There was no further discussion on the motion. DUFF – yes, GRAY – yes, KANON – yes, KOCH – *abstained*, STEWART – yes, WILLETTS – yes. Motion passed.

COMMUNICATIONS:

1. A motion was made by Mr. Koch to approve invoice #07072025tr dated 08/05/2025 in the amount of \$1,111.50 from Simms Strnisa Court Reporting. The motion was seconded by Mr. Duff. There was no further discussion on the motion. DUFF – yes, GRAY – yes, KANON – yes, KOCH – *abstained*, STEWART – yes, WILLETTS – yes. Motion passed.

Case #2878

APPLICANT: MARIE HAMMER

LOCATION: 427 PATTERSON ROAD

SUBJECT: USE VARIANCE TO OPERATE A GROUP DAY CARE HOME

It is hereby requested that the Zoning Hearing Board hears an application for a variance. The property involved is 427 Patterson Road. **Current Zoning Classification:** R-3 **Involved ordinance or Legislative Act:** Ord. 7-12-93A **Section:** 69.8.68.9

Variance Type: Use

Request to operate a fully licensed in-home group childcare center for up to nine (9) children. Current R-3 zoning ordinance allows for up to six (6) children.

Applicant's Petition:

Safe, reliable childcare is extremely difficult to find in our area. This program will not alter the residential character of the property. These are adequate (5) off-street parking spots. Noise levels will be minimal and comparable to those of a typical family home. All local and state regulations will be followed at all times. The residence will also receive an occupancy permit for a group childcare in-home center.

Applicant's Arguments:

I am already zoned R-3 which allows six (6) children. I just need a variance to allow up to three (3) additional children with three (3) full-time teachers.

The application was presented by Marie Hammer

Proponents: None

Opponents: None

A motion was made by Mr. Kanon to approve case #2878 with the condition there will be a maximum of nine (9) children, the maximum age of any child not to exceed five (5) years, and a maximum of two (2) teachers/caregivers including the applicant. Mr. Duff seconded the motion. DUFF – *no*, GRAY – *yes*, KANON – *yes*, KOCH – *abstained*, STEWART – *yes*, WILLETTTS – *yes*. Motion passed 4 to 1.

A motion was made by Mr. Koch to adjourn the meeting. Mr. Kanon seconded the motion. DUFF – *yes*, GRAY – *yes*, KANON – *yes*, KOCH – *abstained*, STEWART – *yes*, WILLETTTS – *yes*. Motion passed.

ADJOURNMENT: The meeting was adjourned at 8:10 pm.